

**FINDINGS AND ORDER OF THE COUNTY OF LOS ANGELES
AIRPORT LAND USE COMMISSION**

**ALUC REVIEW OF HOUSING ELEMENT UPDATE AND AMENDMENT TO LAND USE
ELEMENT OF THE GENERAL PLAN**

COMMISSION HEARING DATE: September 1, 2021

SYNOPSIS

The County of Los Angeles Airport Land Use Commission (ALUC) conducted a consistency review of General Plan Housing Element Update and amendments to the Land Use Element ("Project") for the County of Los Angeles. ALUC review is necessary because a General Plan Amendment is a legislative action affecting property within the ALUC's planning boundaries, also known as the Airport Influence Areas (AIA) surrounding the 15 airports in Los Angeles County.

ALUC's consistency determination focuses on how the Project will impact the surrounding land uses of the 15 airports in Los Angeles County, and how it will relate to the policies contained in the Los Angeles County Airport Land Use Plan (ALUP), the General William J. Fox Airfield Land Use Compatibility Plan (Fox Airfield ALUCP), and the Brackett Field Airport Land Use Compatibility Plan (Brackett Field ALUCP).

PROCEEDINGS BEFORE THE AIRPORT LAND USE COMMISSION: Staff presented on the analysis regarding the Project for consistency with the three Airport Land Use Compatibility Plans. Staff recommended the ALUC find the Project consistent with the County ALUP, Fox ALUCP, and Brackett Field ALUCP. There was no public testimony. With no further discussion, ALUC closed the hearing and moved to find the Project consistent with the County ALUP, Fox Airfield ALCP, and Brackett Field ALUCP.

FINDINGS

1. The State Aeronautics Act Section 21670, et seq. of the California Public Utilities Code (PUC) requires every county in which there is an airport served by a scheduled airline to establish an Airport Land Use Commission.
2. Pursuant to Section 21670.2 of the PUC, the County of Los Angeles Regional Planning Commission has the responsibility for acting as the Airport Land Use Commission for Los Angeles County and thereby, coordinating the airport planning of public agencies within the County.
3. Pursuant to Section 21670(a)(1) of the PUC, the purpose of the State Aeronautics Act that establishes Airport Land Use Commissions is to provide for the orderly development of each public use airport and the area surrounding these airports and to prevent the creation of new noise and safety problems.
4. Pursuant to Section 21674 of the PUC, the powers and duties of an Airport Land Use Commission include: assisting local agencies in ensuring compatible land uses in the vicinity of new and existing airports; coordinating planning at the state, regional and local levels so as to provide for the orderly development of air transportation; preparing and adopting Airport Land Use Compatibility Plans; and reviewing plans of local agencies to determine whether such plans are consistent with the applicable Airport Land use Compatibility Plan.

5. In 1991, the ALUC adopted the ALUP that sets forth policies, purposes, maps with planning boundaries, and criteria for promoting compatibility between airports and the land uses that surround them.
6. The ALUP provides for the orderly development of the public use airports in the County and the area surrounding them. The ALUP contains policies and criteria, including a 65 dB Community Noise Equivalent Level (CNEL) contour, which minimize the public's exposure to excessive noise and safety hazards. This contour is the planning boundary, or AIA, for each airport.
7. Pursuant to Sections 21674(d), 21676(b), 21672(c), 21661.5, 21664.5(a), and 21664.5(b) of the PUC, the ALUC has the responsibility to review airport master plans, specific plans, general plan amendments, and zoning ordinances for consistency with the adopted airport land use compatibility plan before final action is taken by the local agency.
8. On December 1, 2004, the ALUC adopted the Fox Airfield ALUCP. The Fox Airfield ALUCP sets forth policies, a planning boundary, and intensity and density criteria for promoting compatibility between the airport and the surrounding land uses.
9. On December 9, 2015, the ALUC adopted the Brackett Field ALUCP. The Brackett Field ALUCP sets forth policies, a planning boundary, and intensity and density criteria for promoting compatibility between the airport and the surrounding land uses.
10. The Project is comprised of amendments to the Housing Element (update for the 2021-2029 planning period), and to the Land Use Legend in the Land Use Element to raise minimum residential densities for land use categories H30, H50, CG and MU. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County.
11. The Project covers all unincorporated areas of Los Angeles County, of which portions may be within the AIAs of Los Angeles International Airport, Palmdale Regional Airport, Agua Dulce Airport, General William J. Fox Airfield, and Brackett Field Airport. The area of potential impact by the Project is limited to Lennox.
12. The ALUP's Land Use Compatibility Table advises that new residential development should be avoided within 70 dB or greater CNEL contours per ALUP Policy G-1 and N-3, and the expansion of any existing residential development may be permitted provided that no net units are added within those contours.
13. The Project's amendment to the Land Use Legend in the Land Use Element may potentially affect redevelopment on two commercial corridors in Lennox; however, the Project's rezoning program specifically excludes all properties that are within the 65 dB CNEL noise contours within the AIA of an airport, and therefore, the Project will have no impact. Elsewhere in the unincorporated areas of Los Angeles County, the changes to the legend and the rezoning program will have no impact.
14. The Project does not authorize development within a Runway Protection Zone, or a land use that would generate electrical interference, direct a steady or flashing light, attract large concentrations of birds or emit smoke within the AIAs. The Project also does not propose changes to existing height limits for the zones. Therefore, the Project is consistent with ALUP Safety Policies.
15. The majority of the properties in the unincorporated areas of Los Angeles County within the Fox Airfield AIA are within Compatibility Zones D and E, with a small portion in Compatibility

Zone C, which do not have development restrictions. Therefore, the Project is consistent with Fox Airfield ALUCP.

16. All of the properties in the unincorporated areas of Los Angeles County within the Brackett Filed AIA are within Compatibility Zone E, which does not have development restrictions. Therefore, the Project is consistent with Brackett Field ALUCP.
17. The ALUC held a duly noticed public hearing and reviewed the Project on September 1, 2021, and found the Project to be consistent with the policies of the ALUP, Fox Airfield ALUCP, and Brackett Field ALUCP.

CONCLUSION:

Based on the foregoing, the ALUC concludes that the Project is consistent with the ALUP, the Fox Airfield ALUCP, and the Brackett Field ALUCP.

VOTE:

Concurring: Duarte-White, Louie, Modugno, Moon, and Shell

Dissenting: None

Abstaining: None

Absent: None

ACTION DATE: September 1, 2021